



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660097301 <b>Parcel ID</b> 000000-00-0-00377-003-0008 <b>Cadastral ID</b> 01-20-14-02310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 320735 SELL, JACOB A & KALYN M  6355 N INDIGO TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06355 N INDIGO TRL <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE I <b>Lot/Block</b> 0008 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-22\IMG_0011 7/22/2021</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.24578127 -95.77608538 HIGHLAND POINTE I AT STONE CANYON BLOCK 3 LOT 8																																																																																																	
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.8029	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	34,972.00 x 4.35 = 152,128	
Factor Value		
Adjustments	1.0000	
Lot Value	152,128	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Veneer, Masonry
Base/Total Area	3,554 / 3,554
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,554
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.0 / 2.0
Basement Area	
Garage Type	1,344 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 4

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	714,459	201.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	775,460 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	118.93	Total Misc Impr	+	25,787	
Roofing Adj	+ 6.26	Garage Cost	+	86,580	
Subfloor Adj	+ -4.30	Total RCN	=	651,687	
Heat/Cool Adj	+ 18.45	Depreciation ( 4%)	-	26,067	
Plumbing Adj	+ 12.41	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	625,620	
Adj Base Cost	= 151.75	Lot Value	+	152,128	
Total Area	x 3,554	Indicated Value	=	777,748	
Adjusted Cost	= 539,320	Value Per SqFt		218.84	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	625,620		
Lot Value	152,128		
Indicated Value	777,748	218.84	Per SqFt
Agland Value			
Site Improvements	39,782		
Total Value	817,530	230.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135499	17x8		136	36.73		4,995
PRCH	SLAB PORCH - COVERED	135501	534		534	35.11		18,749
PRCH	SLAB PORCH - COVERED	135502	11x5		55	37.15		2,043



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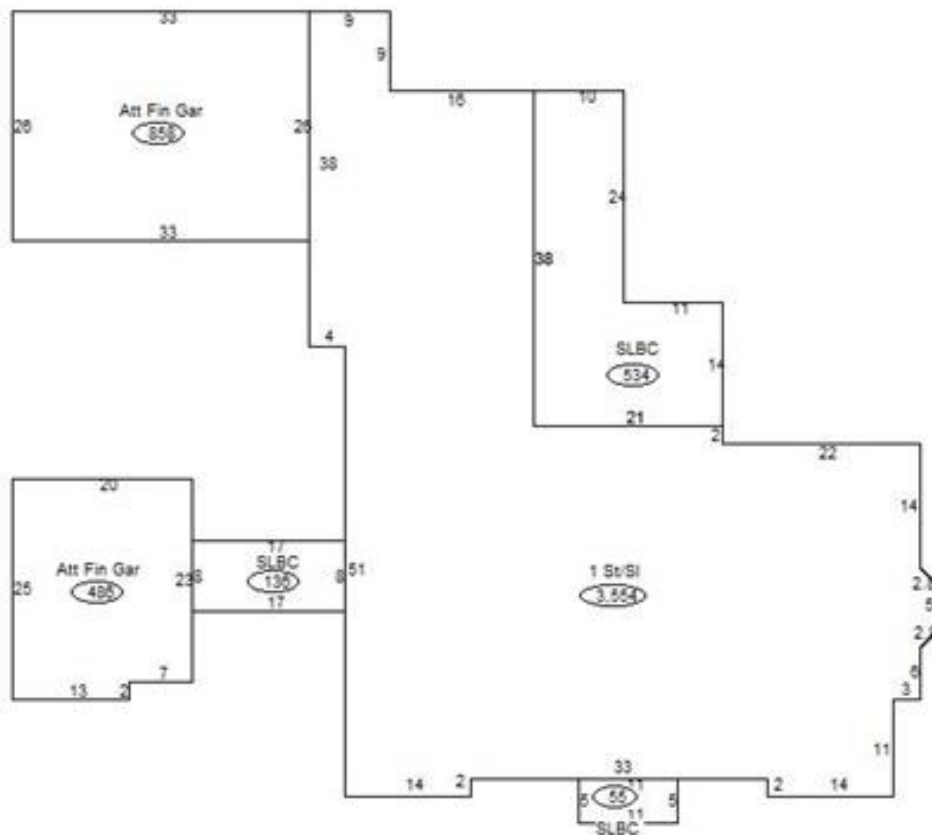
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	3,554	1.000	3,554
2	G	5		20	Att Fin Gar	858	1.000	858
3	M	PRCH		20	SLBC	136	1.000	136
4	G	5		20	Att Fin Gar	486	1.000	486
5	M	PRCH		20	SLBC	534	1.000	534
6	M	PRCH		20	SLBC	55	1.000	55
<b>Total Building Area</b>						<b>3,554</b>		<b>3,554</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		702
	Qual	6	Cond 6	Year 2017	Eff Age 3	
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (66.67 x 702)		46,802	46,802	7,020	39,782	